

BEFORE THE BOARD OF ZONING ADJUSTMENT, D.C.

PUBLIC HEARING - APRIL 16, 1969

APPEAL No. 9987 PATRICK CARDINAL O'BOYLE, ARCHBISHOP OF
WASHINGTON, APPELLANT.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, APPELLEE.

ON MOTION DULY MADE, SECONDED AND UNANIMOUSLY CARRIED, THE
FOLLOWING ORDER WAS ENTERED AT THE MEETING OF THE BOARD ON
APRIL 23, 1969.

EFFECTIVE DATE OF ORDER - MAY 2, 1969

ORDERED:

THAT THE APPEAL FOR PERMISSION TO ERECT NEW SCHOOL BUILDING
AT 4404 WISCONSIN AVENUE, NW., LOTS 800,801,804-807, SQUARE 1774,
BE CONDITIONALLY GRANTED.

FINDINGS OF FACT:

1. THE SUBJECT PROPERTY IS LOCATED IN AN R-1-B DISTRICT.
2. THE PROPERTY IS IMPROVED WITH A TWO-STORY AND BASEMENT BUILDING WHICH WAS FORMERLY A DISTRICT OF COLUMBIA SCHOOL. HOWEVER, THE BUILDING NOW FALLS BELOW BUILDING CODE STANDARDS.
3. APPELLANT PROPOSES TO REPLACE THE EXISTING STRUCTURE BY ERECTING, BETWEEN THE GYMNASIUM AND THE LIBRARY BUILDING, A BUILDING OF APPROXIMATELY 17,000 SQUARE FEET ON LOTS 804,806 AND PART OF LOT 805.
4. THE BUILDING IS TO BE ONE STORY IN THE REAR AND TWO STORIES ON THE WISCONSIN AVENUE SIDE.
5. APPELLANT PROPOSES TO CONSTRUCT A PUBLIC ALLEY FOR THE DISTRICT IN ITS PROPER PLACE. THEREAFTER, SAID DEAD END ALLEY WILL BE USED AS A PLAYGROUND AREA.
6. THE PROPOSED BUILDING WILL CONTAIN APPROXIMATELY 16,851 SQUARE FEET OF ROOF AREA, 4,149 SQUARE FEET AT THE LOWER LEVEL, AND 1,717 SQUARE FEET OF STORAGE SPACE.

7. THE BUILDING WILL INCLUDE NINE CLASSROOMS, A LIBRARY, A SCIENCE ROOM AND IS DESIGNED TO ACCOMMODATE 500 STUDENTS. A MINIMUM OF ELEVEN (11) TEACHERS WILL BE EMPLOYED.

8. THE SITE CONTAINS FIFTEEN PARKING SPACES TO THE REAR AND THIRTY-ONE PARKING SPACES IN THE FRONT.

9. NO OBJECTION TO THE GRANTING OF THIS APPEAL WAS REGISTERED AT THE PUBLIC HEARING.

OPINION:

WE ARE OF THE OPINION THAT THE ERECTION OF A NEW SCHOOL BUILDING IS NOT LIKELY TO BECOME OBJECTIONABLE TO NEIGHBORING PROPERTY BECAUSE OF NOISE, TRAFFIC, NUMBER OF STUDENTS OR OTHER OBJECTIONABLE CONDITIONS.


FURTHER, WE CONCLUDE THAT THE REQUESTED RELIEF CAN BE GRANTED WITHOUT SUBSTANTIALLY IMPAIRING THE INTENT, PURPOSE, AND INTEGRITY OF THE ZONE PLAN AS EMBODIED IN THE ZONING REGULATIONS AND MAPS.

THIS ORDER SHALL BE SUBJECT TO THE FOLLOWING CONDITION:

- (A) THE SCHOOL BUILDING SHALL BE ERECTED ON LOTS 804,805, AND 806.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: 
CHARLES E. MORGAN
SECRETARY OF THE BOARD

THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.